

Item: 6A

Date: 3/19/2024

Maritime Center Project Authorization Increase & ILA Amendment

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Port of Tacoma Commission Meeting
March 19, 2024



Actions Requested

- Request project authorization in the amount \$7,000,000 for a total authorized amount of \$11,770,000, for work associated with the Port of Tacoma Maritime Skills Center and Port Maritime Center **Master Identification No. 101549.01.**
- Request authorization for the Executive Director to enter into a second amendment to the Second Interlocal Agreement (ILA) between the Tacoma Public School District (District) and the Port of Tacoma (Port) to continue the previously established payment reimbursement process through 60% design.

This project primarily supports the Port of Tacoma's Strategic Initiative:

OS-4: Plan, design, construct a new Port staff workspace that also provides spaces for community engagement and mixed-use opportunities.

This phase of the project and requested action today will:

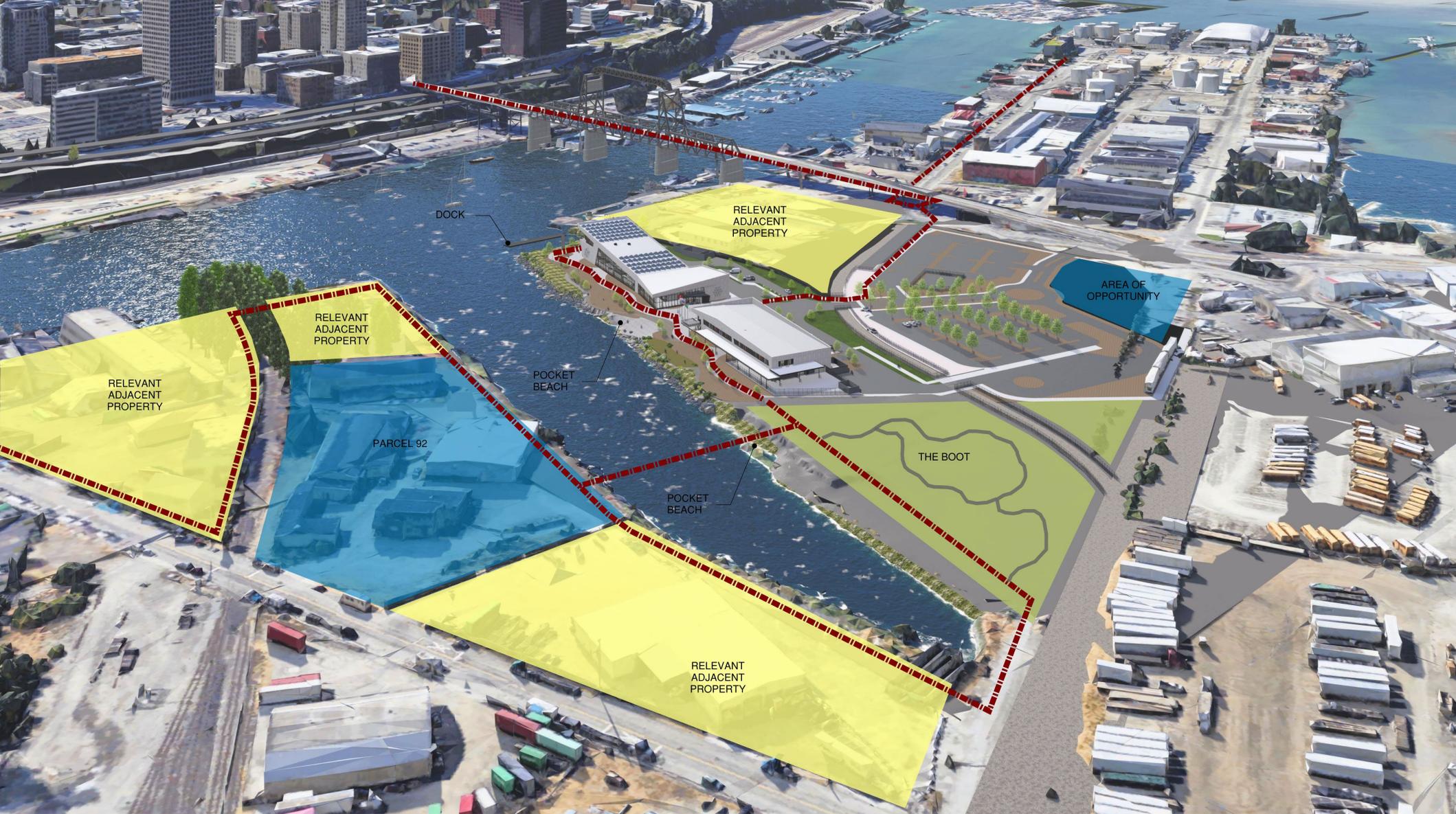
- Fund through design development (60%) design.
- Amend ILA#2 to continue invoicing & payment procedures for the Initial Design Build Contract.

- ILA #1 Executed with TPS: March 2023
- ILA #2 Executed with TPS: August 2023
- Commission Authorized Cultural and Environmental Studies: April 2023
- Design Build Team Selected: August 2023
- ILA #2, Amendment #1, Commission Approved 30% Design Funds: October 2023

Photo of Parcel 92 and 94



Aerial View from Southeast

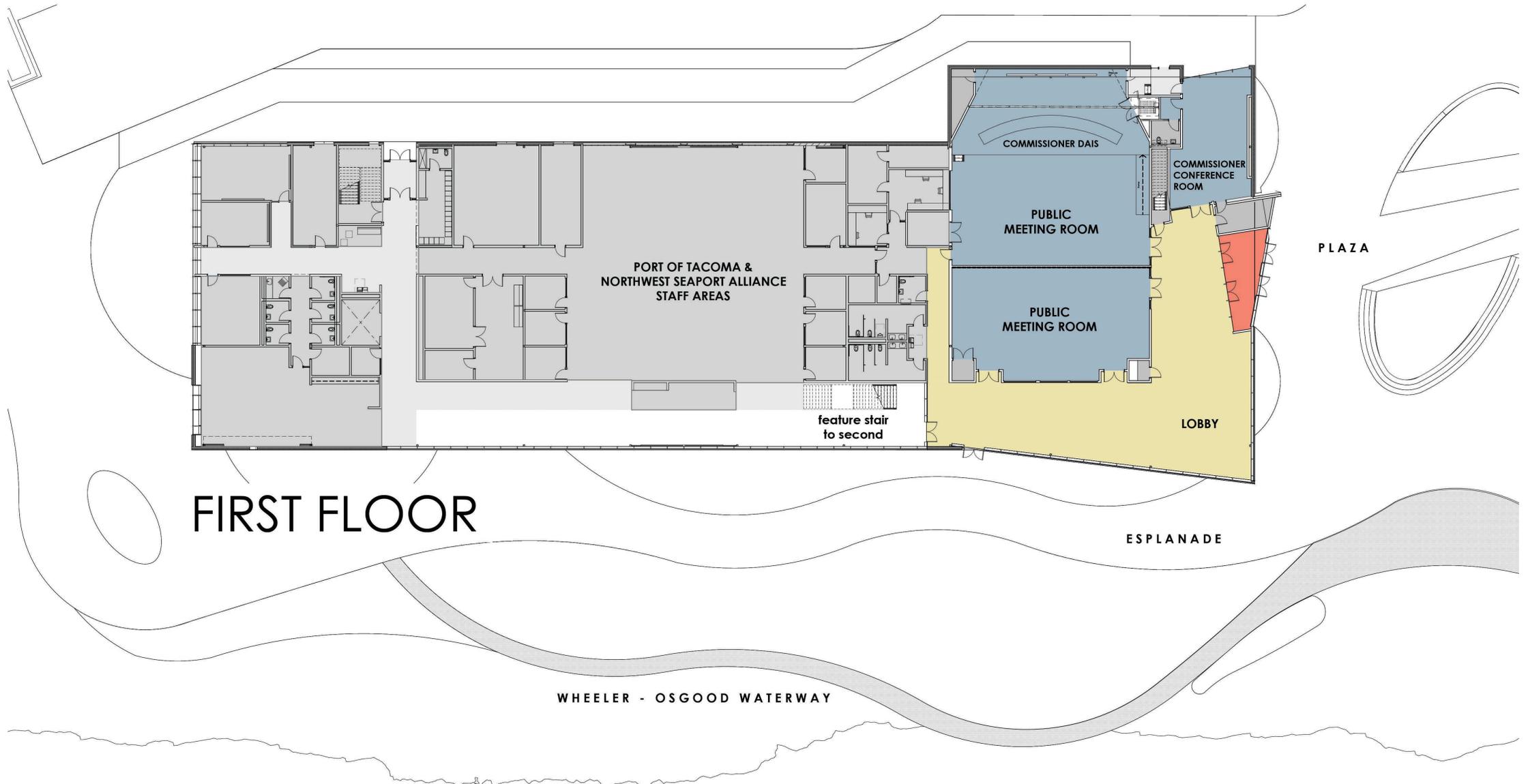


Early Concept Design: Site Plan



 **SITE PLAN**

Early Concept Design: Floor Plan



Early Building Design Concept: View from North



MARITIME CENTER

Port Business Center

Early Building Design Concept: View from Thea Foss



Scope – For this Request

- Advancing design from 30% to 60%
- Legal Fees for BNSF crossing, design build contract review and cost recovery
- Permitting costs for environmental and site development
- Continuation of master planning and community engagement
- Retaining a Commissioning Agent
- Staff time

Project Schedule

<u>Project Schedule</u>	<u>Date / Range</u>
Initial Concept Design	Nov 2023 – Feb 2024
Conceptual Cost Ranges Developed	Feb 2024
Schematic Design (30%)	Jan 2024 – Mar 2024
Tacoma School Board Approval: Design Development (to 60%)	Mar 14, 2024
POT Commission Approval: Design Development (to 60%)	Mar 19, 2024
Schematic Design Cost Estimate	Mar 2024 – Apr 2024
Design Development	Apr 2024 – Aug 2024

Project Schedule Continued

Design Development Cost Estimate	July 2024
POT Commission approval of Site clean up	July 16, 2024
Tacoma School Board approval of GMP	Aug 22, 2024
POT Commission approval of GMP	Aug 20, 2024
Construction Documents	Aug 2024 – Nov 2024
Construction Cost Estimate – Full 100%	Sep 2024 – Nov 2024
Environmental Cleanup	Aug 2024 – Nov 2024
Ground improvements (stone columns)	Nov 2024 – Feb 2025
Port Business Center Construction	Mar 2025 – Dec 2026
Maritime Skills Center Construction	Mar 2025 – July 2026

Cost Ranges

Port Business Center Building	\$ 45M - 55M
Building Site Improvements	\$ 10M - 15M
Shoreline Improvements	\$ 5M - 6M
Env. Remediation	\$ 5M - 12M
Off Site Improvements	\$ 1M - 2M
Furniture, Fixtures and Equipment	\$ 3M - 5M
Other Owner Soft Costs	\$ 1M - 2M
WS Sales Tax	\$ 10M - 13M
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Total Project Costs - (Port Funded)	\$ 80M - 110M

+ TPS Skills Center & Site **\$ 35M – 41M (District Funded)**

Financial Summary

Item	This Request	Total Previous Requests	Total Request	Total Project Cost	Cost to Date	Remaining Cost
Due Diligence	\$0	\$1.8M	\$1.8M	\$1.8M	\$1.4M	\$0.4M
Design	\$7.0M	\$2.97	\$10.47M	\$13.5M	\$2M	\$5.5M
Construction	\$0	\$0	\$0	\$65-95M	\$0	\$65-95M
Project Total	\$7.0M	\$4.77M	\$11.77M	\$80-110M	\$3.4M	\$77-117M

Skills Center

- Hub of South Sound Skills Programs
- 300 Students On-Site
- 600 Affiliated Students
- 25 Permanent Staff

Port Maritime Center

- 150 Staff On-Site

- Alternative 1) Offramp the project at schematic (30%) design and stop work.
- Alternative 2) Continue on course outlined in this presentation through Design Development.
- Alternative 2 is the recommended course.

- Permitting – City, State and Federal Permits and close consultation and coordination with Puyallup Tribe
- Remediation – Cleanup action plan - Aug 2024
- Stormwater – Designed into site improvements
- Air Quality and Sustainability – Carbon Neutral by 2040 & compliance with the Washington Clean Buildings Law

Next Steps

- Continued consultation and coordination with Puyallup Tribe of Indians
- Continued public engagement activities
- Finalize lease agreement terms and conditions with the District
- Continue Work with Design Build team on design process and master planning
- Continued discussion with BNSF Railway for crossing access
- Continued environmental analysis and return to Commission for cleanup funding
- Submitting of Permits to city, state and federal authorities
- Design Development (60% Level Engineering)
- Return to Commission for additional authorization to fund final design and construction

Second Amendment to ILA #2



March
2023

ILA #1: Phase 1 – Parties work together to establish a Maritime Center and select a Design Build Team.

August
2023

ILA #2: Phase 2: Selection of Design Build Team through 30% design, “amended as necessary” through 60% design.

October
2023

ILA #2, Amendment #1: Established District as Contract Administrator, invoicing procedures and NTE amount for Parametrix. Included Cost Split between Port and TSD to cover up to 30% design.

- Carry Project through Design Development (60%) and early permitting. This flexibility & approach was envisioned in ILA #2.
- Invoicing procedures remain unchanged
- Contract Administration remains unchanged
- Port and TSD agree to equitable cost-splitting for continued design from 30 to 60% (Exhibit A with breakdown)
- Maintains same Parametrix Not to Exceed amount for POT

Project Contracting & Management

<p>Phase 1 Amend ILA</p>	 <p>Phase 2 Amend ILA</p>	<p>Phase 3 New ILA</p>
<p>Initial Design Build Contract to Schematic Design (30%) -Early schematic design -Program development</p>	<p>Design Development (60%) to GMP Amendment(s) -Early permit applications</p>	<p>Final Design (100%) & Permitting, Construction -Ref lease agreement -Ref BNSF agreement</p>
<p><i>District</i> as Contract Administrator, invoices Port using ILA #2 Amendment 2 & 3 Process</p>		<p><i>District</i> and <i>Port</i> execute separate Design Build Contract(s)</p>
<p>District Fully Funds Parametrix</p>	<p><i>District</i> and <i>Port</i> split costs for Parametrix project management support for Progressive Design Build compliance [NTE established in ILA #2, Amendment #1]</p>	

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Thank You

Questions & Discussion



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